177.0	0005	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	629,900 / 629,900
					USE VALUE:	629,900 / 629,900
					ASSESSED:	629,900 / 629,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
115		HIBBERT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TRIPP DIANE M / TRUSTEE
Owner 2:	115 HIBBERT ST REALTY TRUST
Owner 3:	
Street 1:	115 HIBBERT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TRIPP DIANE M -
Owner 2:	-
Street 1:	115 HIBBERT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,600 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1964, having primarily Vinyl Exterior and 1952 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3600.000	260,300		369,600	629,900
Total Card	0.083	260,300		369,600	629,900
Total Parcel	0.083	260,300		369,600	629,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 322.69 | /Parcel: 322.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	119641
GIS Ref	
GIS Ref	
Insp Date	07/05/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 177.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	260,400	0	3,600.	369,600	630,000	630,000	Year End Roll	12/18/2019
2019	101	FV	215,100	0	3,600.	364,300	579,400	579,400	Year End Roll	1/3/2019
2018	101	FV	213,900	0	3,600.	279,800	493,700	493,700	Year End Roll	12/20/2017
2017	101	FV	213,900	0	3,600.	264,000	477,900	477,900	Year End Roll	1/3/2017
2016	101	FV	213,900	0	3,600.	242,900	456,800	456,800	Year End	1/4/2016
2015	101	FV	197,300	0	3,600.	227,000	424,300	424,300	Year End Roll	12/11/2014
2014	101	FV	197,300	0	3,600.	209,100	406,400	406,400	Year End Roll	12/16/2013
2013	101	FV	197,300	0	3,600.	209,100	406,400	406,400		12/13/2012

!13891!

PRINT

Date	Time
12/11/20	03:47:03

LAST REV

Date	Time
01/17/19	09:47:09

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13891

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TRIPP DIANE M,	1539-3		12/19/2018	Convenience	1	No	No		
	973-172		8/1/1983		75,124	No	No		Gregory Tripp dod 12/1/2008

USER DEFINED

Prior Id # 1:	119641
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/22/2009	884	Re-Roof	5,500					
5/12/1993	170	Manual	1,670					ROOF OVER WDK

ACTIVITY INFORMATION

Date	Result	By	Name
7/5/2018	Meas/Inspect	BS	Barbara S
10/27/2008	Meas/Inspect	345	PATRIOT
3/3/2000	Inspected	270	PATRIOT
1/6/2000	Mailer Sent		
1/4/2000	Entry Denied	243	PATRIOT
7/19/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3600		Sq. Ft.	Site		0	70.	1.47	6									369,601						369,600	

Total AC/HA: 0.08264 | Total SF/SM: 3600 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 369,601 | Spl Credit | Total: 369,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:	8 - Plyw Panel	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.97262555
Adj $ / SQ:	124.739
Other Features:	93500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	353633
Depreciation:	93359
Depreciated Total:	260274

COMMENTS

648-7477.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

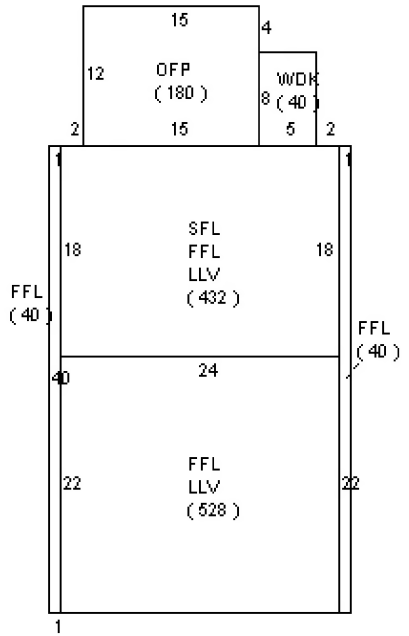
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	124.74
Special Features:	0	Val/Su Net:	98.15
Final Total:	260300	Val/Su SzAd	176.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,040	124.740	129,729
LLV	Lower Level	960	74.380	71,401
SFL	Second Floor	432	124.740	53,887
OFP	Open Porch	180	24.960	4,494
WDK	Deck	40	15.560	622

Net Sketched Area:	2,652			Total:	260,133
Size Ad	1472	Gross Are	2652	FinArea	1952

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

177.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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